

## Chapter 19.32 R-2-6.5, R-2-8, R-2-10 MEDIUM DENSITY RESIDENTIAL ZONES

### 19.32.030 Conditional uses.

Conditional uses in the R-2 zones are as follows:

Zone	Conditional Uses
R-2-6.5, R-2-8, R-2-10	<p>--Accessory uses and buildings customarily incidental to a conditional use. Any accessory building or buildings where the total square footage exceeds eight hundred square feet on lots under one-half acre or one thousand two hundred square feet on lots one-half acre or larger;</p> <p>--Cemetery;</p> <p>--Day care/preschool center, subject to Section 19.76.260;</p> <p>--Dwelling group.</p> <p>A. The development shall comply with the maximum allowable density for the zone in which it is located.</p> <p>B. The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer the distance between the principal structures may be reduced to ten feet, if the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall be at least fifteen feet unless demonstrated by the development plan that the yard required for a principal building in the district in which it is located is more appropriate. The distance between the building and a public street shall be at least the front yard required in the zoning district, except on corner lots the side yard which faces on a public street shall be at least twenty feet.</p> <p>C. Access shall be provided by a private street or right-of-way from a public street; such private street or right-of-way shall be at least twenty feet wide for one or two rear dwelling units and at least thirty feet wide for three or more dwelling units.</p> <p>D. A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall meet county standards.</p> <p>E. Every dwelling structure in the dwelling group shall be within sixty feet of an access roadway or drive.</p> <p>F. The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual fences shall be provided along all interior property lines unless the planning commission approves otherwise.</p> <p>--Golf course;</p> <p>--Home day care/preschool, subject to Section 19.04.293;</p> <p>--Nursery and greenhouse, provided that there is no retail sales;</p> <p>--Pigeons, subject to health department regulations;</p> <p>--Planned unit development;</p> <p>--Private educational institutions having an academic curriculum similar to that ordinarily given in public schools;</p> <p>--Private nonprofit recreational grounds and facilities;</p> <p>--Public and quasi-public uses;</p> <p>--Residential health care facility for up to five residents on streets less than</p>

	<p>eighty feet in width, and up to ten residents on streets eighty feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the Utah Department of Health, which use shall not change the residential appearance and character of the property;</p> <p>--Short-term rental provided:</p> <p>--A. The dwelling unit is located in a single-family or two-family dwelling, but not located in a planned unit development or dwelling group; and</p> <p>--B. The site has frontage on a street with an existing or proposed right-of-way of at least sixty-six feet, as identified on the map entitled "Road Widening and Improvement Map" on file with the development services division and such map is made by this reference, as such, a part of this title as if fully described and detailed herein;</p> <p>--Sportsman's kennel with a minimum lot area of one acre;</p> <p>--Temporary buildings for uses incidental to construction work, which buildings must be removed upon the completion of the construction work. If such buildings are not removed within ninety days upon completion of construction work and thirty days after notice, the building will be removed by the county at the expense of the owner.</p>
R-2-10	--Bed and breakfast homestay.

(Ord. 1539 § 5, 2004; Ord. 1535 § 5 (part), 2004; Ord. 1473 (part), 2001; Ord. 1361 § 6, 1996; Ord. 1338 § 2 (part), 1996; Ord. 1336 § 2, 1996; Ord. 1291 § 2 (part), 1995)